

BOARD OF APPEALS

November 14, 1974

1. Z-3201 Savin Realty Corporation
83-87 Savin Street, Roxbury
2. Z-3204 Pasquale J. Capprine
Z-3205 22-28 Whitby Street, East Boston
3. Z-3207 Beineke Reality Trust
120 Victory Road, 38 Blanche Street
Dorchester
4. Z-3208 Herbert Waxman
320 Neponset Avenue, Dorchester
5. Z-3210 Ida Sevinor
215 Bunker Hill Street, Charlestown
6. Z-3212 Business Realty Trust
100-112 Shawmut Avenue, Boston
7. Z-3221 Sotir Realty Trust
818-822 East Sixth Street, South Boston
8. Z-3227 George Robbins
80 Gardner Street, Allston

November 14, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 11/26/74

Petition No. Z-3201
Savin Realty Corporation
Murphy L. Gregory
83-87 Savin Street
Roxbury

Petitioner seeks a forbidden use and a change in a non-conforming use for a change of occupancy from a bakery to pillow manufacturing in a local business (L-1) district. Proposal violates the code as follows:

Section 8-7 Manufacturing of Pillows is forbidden in an L-1 District

Section 9-2 A change in a non-conforming use requires Board of Appeal approval.

Property, located near the intersection of Blue Hill Avenue in the Model Cities Area, contains a four story masonry structure (former Drakes Bakery) which remained vacant and abandoned for two years. Petitioner proposes to manufacture bed pillows, decorative pillows and perform sub-contracted sewing. Model Cities has no objection. Staff recommends proviso that any resultant dust, smoke, refuse matter and odors be effectively confined to the lot. Recommend approval with proviso.

VOTED: That in connection with petition no. Z-3201, brought by Savin Realty Corporation, 83-87 Savin Street, Roxbury in the Model Cities Area for a change of occupancy from bakery to pillow manufacturing in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that any resultant dust, smoke, refuse matter and odors be effectively confined to the lot. Model Cities has no objection.



Z-3201
83-87 SAVIN ST.
(ROX)

November 14, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 11/26/74

Petitions Nos. Z-3204, 3205
Pasquale J. Caprine
22-24-26-28 Whitby Street
East Boston

Petitioner seeks eight variances to erect two-two family dwellings in a residential (R-8) district. Proposal violates the code as follows:

<u>Both Structures</u>	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot Area is insufficient	5000sf	4500sf
Section 14-2. Lot Area for additional dwelling unit is insufficient	1500sf/dv	0
Section 18-1. Front yard is insufficient	20 ft	10 ft
Section 19-1. Side yard is insufficient	10 ft	6 ft

Property, located near the intersection of Ashley Street, contains 9000 square feet of vacant land which has remained undeveloped for many years. Dwellings would be consistent with two and three family residential character of the neighborhood. Recommend approval with design review proviso.

VOTED: That in connection with petitions nos. Z3204, 3205 brought by Pasquale J. Caprine, 22-24-26-28 Whitby Street, East Boston, for eight variances to erect two-two family dwellings in a residential (R-8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Dwellings would be consistent with the two and three family residential character of the neighborhood.

Z-3204-05
22-28 WHITBY ST.
(E.B.)



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: Robert T. Kenney, Director
 DATE: November 14, 1974
 SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 12/3/74

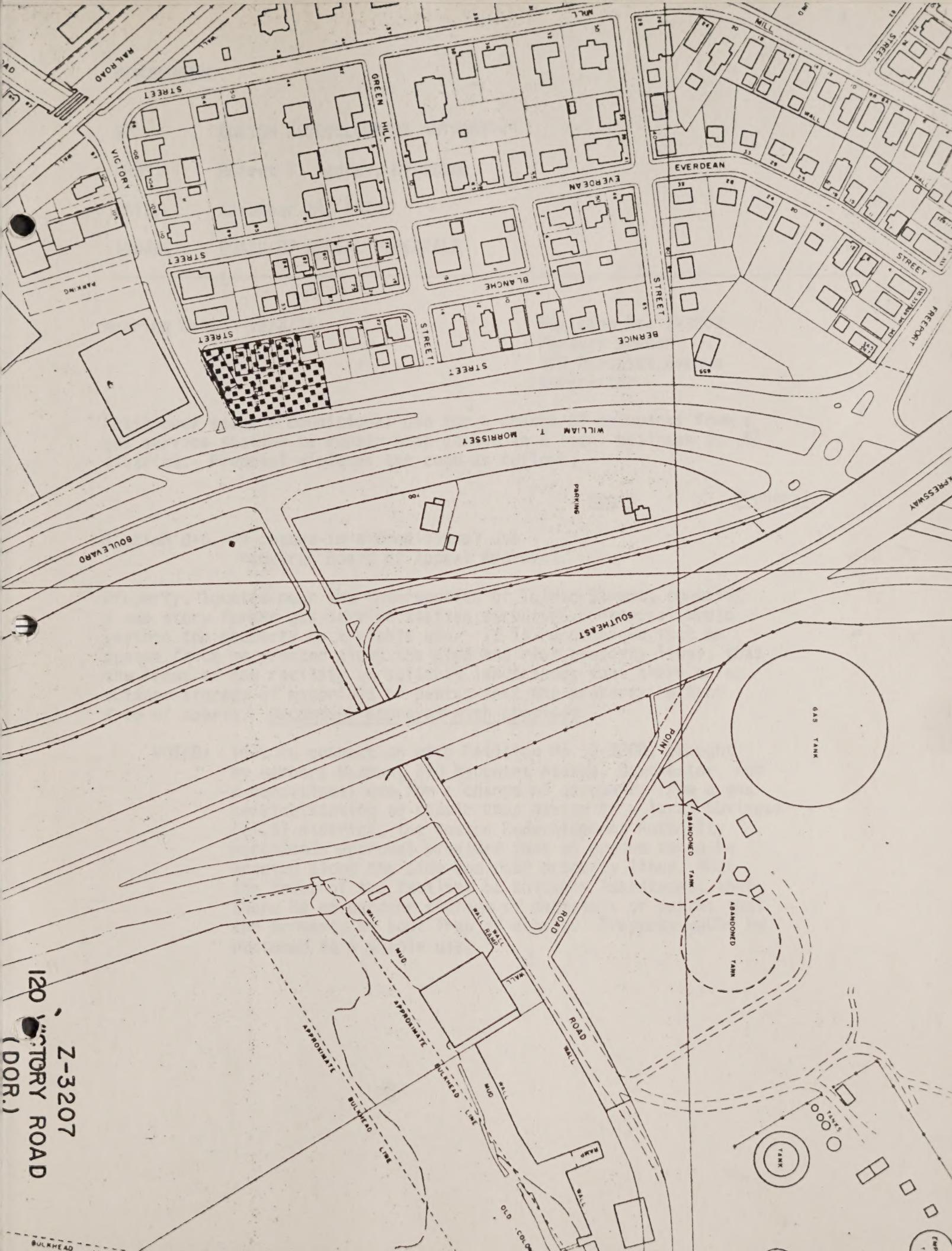
Petition No. Z-3207
 Beinere Realty Trust
 120 Victory Road and
 38 Blanche Street
 Dorchester

Petitioner seeks two forbidden uses and five variances to combine parcels for off street parking facilities and erect a one story addition to a bakery-restaurant structure in a single family (S-.5) district. Proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 7-4.	In variance with former decision • of Board of Appeal.		
Section 8-7.	A bakery is forbidden in an S-.5 district.		
Section 8-7.	A restaurant is forbidden in an S-.5 district.		
Section 10-1.	Parking not allowed in required front yard.		
Section 14-2.	Lot area for additional unit is insufficient.	4000 sf/u	2412 sf/u
Section 18-4.	Front yard is insufficient.	30 ft.	0
Section 20-1.	Rear yard is insufficient.	50 ft.	32 ft.

Property, located at the above intersection, contains a one story bakery-restaurant structure and a three story frame dwelling which would be demolished. The petitioner is a community employer and has received strong local support for the proposal which would expand the dining area and increase the parking and loading areas. Following is recommended: that there be no pedestrian or vehicular access to the site from Blanche Street; that landscaping, including a minimum of five trees, be provided along Blanche Street property line; that plans be submitted to the Authority for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3207, brought by Beinere Realty Trust, 120 Victory Road and 38 Blanche Street, Dorchester, for two forbidden uses and five variances to combine lots for off street parking facilities and erect a one story addition to a bakery-restaurant structure in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no pedestrian or vehicular access from Blanche Street, that landscaping, including a minimum of five trees, be provided along Blanche Street property line; that plans be submitted to the Authority for design review. Petitioner is a community employer and has received strong local support for the proposal.



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
DATE: November 14, 1974
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 12/3/74

Petition No. Z-3208
Herbert Waxman
320 Neponset Avenue
Dorchester

Petitioner seeks a conditional use for a change of occupancy from a gas service station to repair shop garage in a local business (L-5) district. Proposal violates the code as follows:

Req'dProposal

Section 8-6. • A change in a conditional use
requires Board of Appeal Approval.

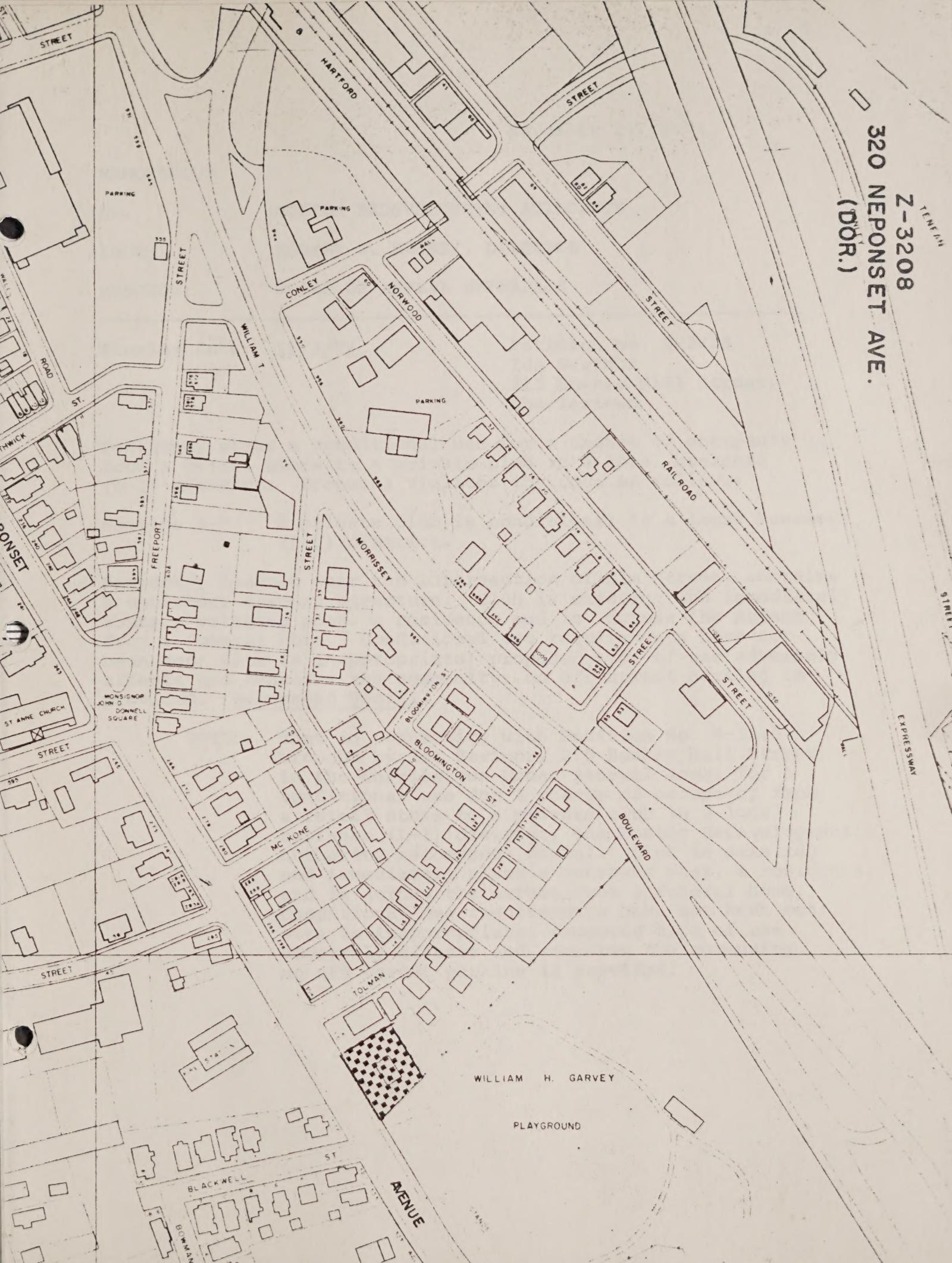
Property, located near the intersection of Tolman Street, contains a one story former gas service station structure. Proposal would restore the property to a viable use. It is recommended that an opaque fence be erected along the side and rear property lines; that the front of the facility be suitably landscaped; that there be no outdoor storage of materials or parts; that the property be kept free of debris. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3208, brought by Herbert Waxman, 320 Neponset Avenue, Dorchester, for a conditional use for a change of occupancy from a gas service station to repair shop garage in a local business (L-5) district, the Boston Redevelopment Authority recommends approval provided that an opaque fence be erected along the side and rear property lines; that the front of the facility be suitably landscaped; that there be no outdoor storage of materials or parts; that the property be kept free of debris. Property would be restored to a viable use.

320 NEPONSET AVE. Z-3208

(DÖR.)

EXPRESS MAIL



November 14, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 12/3/74

Petition No. Z-3210
Ida Sevinor
215 Bunker Hill Street,
Charlestown

Peitioner seeks a conditional use for a change of occupancy from a retail store to a private club in a local business (L-1) district. Proposal violates the code as follows:

Section 8-7 A private club is conditional in a local business (L-1) district.

Property, located near the intersection of Elm Street, contains a one-story masonry structure. Club is existing and immediately abuts a veterans post, a residence and is across the street from a funeral home. Conditional use requirements have not been met; site is inappropriate; proposed type of use adversely affects and concerns the community; no off street parking is provided. Recommend Denial.

VOTED: That in connection with Petition No. Z-3210 brought by Ida Sevinor, 215 Bunker Hill Street, in the Charlestown Urban Renewal Area, for a conditional use for a change of occupancy from a retail store to a private club in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Club is existing and immediately abuts a veterans post, a residence, and is across the street from a funeral home. Conditional use requirements have not been met; site is inappropriate; proposed type of use adversely affects and concerns the community no off street parking is provided.

Z-3210
215 BUNKER HILL ST



November 14, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 12/3/74

Petition No. Z-3212
Business Realty Trust
Richard J. Feffer, Trustee
100-112 Shawmut Avenue
Boston

Petitioner seeks a conditional use to erect 4'x86' sign in a manufacturing (M-2) district. Proposal violates the code as follows:

Section 11-2. The top of a wall sign attached parallel to a building may be no higher than the top of the sills of the first level of windows above the first story.

Section 11-2. The total area of permanent signs on the Herald Street elevation is excessive.

Property, located at the intersection of Hearld Street, contains a six story structure. Proposal represents a 75% reduction of the existing sign which would be replaced. Petitioner has reviewed the proposal with the staff. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3212, brought by Business Realty Trust, 100-112 Shawmut Avenue, in the South End Urban Renewal Area, for a conditional use to erect a 4'x86' sign in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

100-112 SHAWMUT AVE.
(B. P.)

Z-3212

(B.P.)



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: Robert T. Kenney, Director
 DATE: November 14, 1974
 SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 11/19/73

Petition No. Z-3221
 Sotir Realty Trust
 John Adams, Trustee
 818-822 East Sixth Street
 South Boston

Petitioner seeks a forbidden use and eight variances to combine three lots, erect a four story 20 unit apartment, garage and retail store structure in a residential (R-.8) district. Proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A retail store is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500sf/d.u.	288sf/du
Section 15-1. Floor area ratio is excessive	0.8	2.1
Section 16-1. Height of building is excessive	35 ft.	45 ft.
Section 17-1. Open-space is insufficient	800sf/du	0
Section 18-1. Front yard is insufficient	20 ft.	0
Section 19-1. Side yard is insufficient	10 ft.	0
Section 20-1. Rear yard is insufficient	40 ft.	0
Section 23-7. Off street parking is insufficient	38 spaces	21 spaces

Property, located at the intersection of P Street, contains two three story frame structures, a two story frame structure and a one story masonry structure, all to be demolished. Use would be compatible with the general nature of the neighborhood. Developer has conferred with the community and Little City Hall. Staff recommends that special emphasis be given parking area access and egress in design review process. Recommend approval with design review proviso.

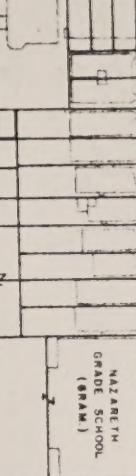
VOTED: That in connection with Petition No. Z-3221, brought by Sotir Realty Trust, 818-822 East Sixth Street, South Boston, for a forbidden use and eight variances to combine three lots, erect a four story 20 unit apartment, garage and retail store structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. The plans should give special emphasis to parking access and egress.

Z-3221

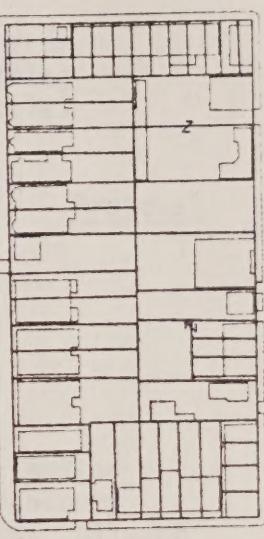
818-822 EAST SIXTH
(S.B.)

ST.

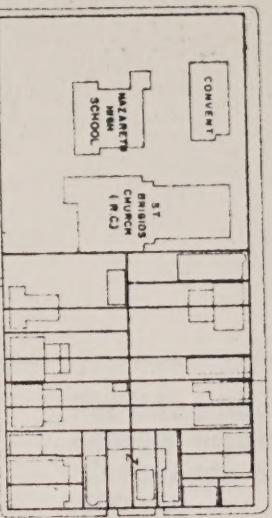
EAST



SCALE 1"

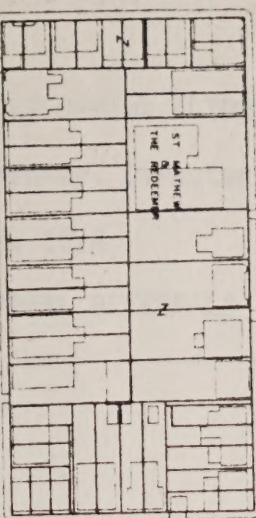


BROADWAY



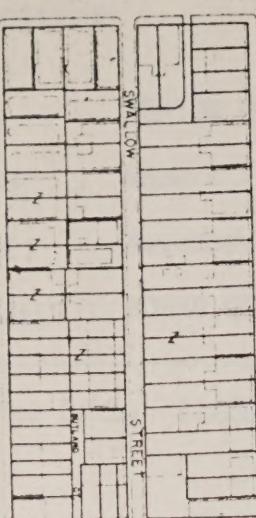
STREET

EAST FOURTH



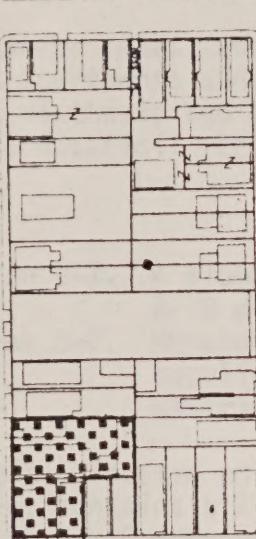
STREET

EAST FIFTH

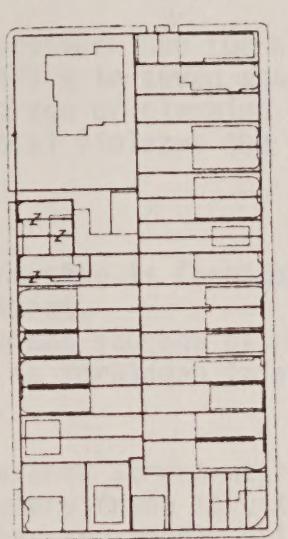


ROAD

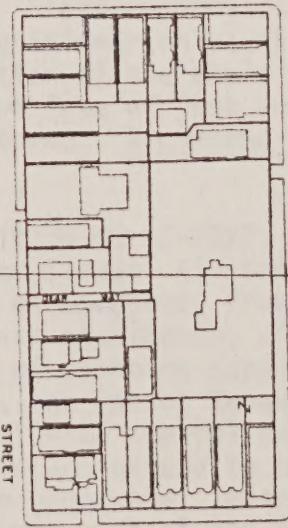
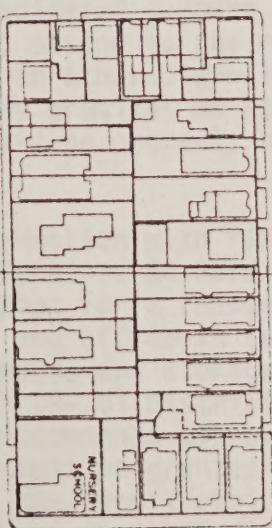
EAST SIXTH



STREET

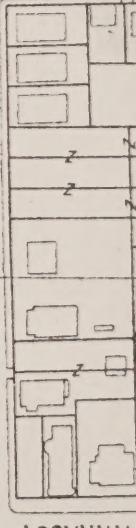


STREET



STREET

EAST

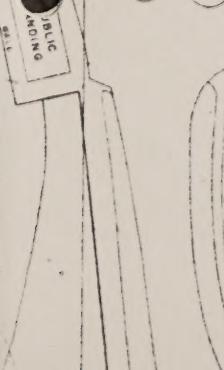
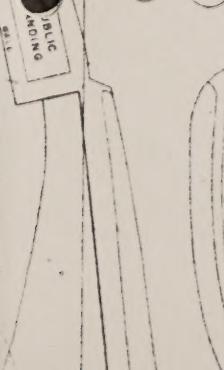
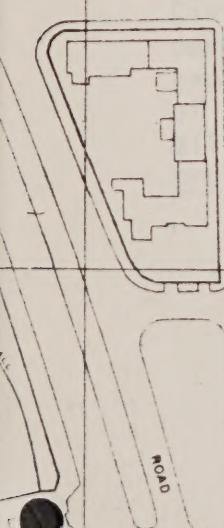
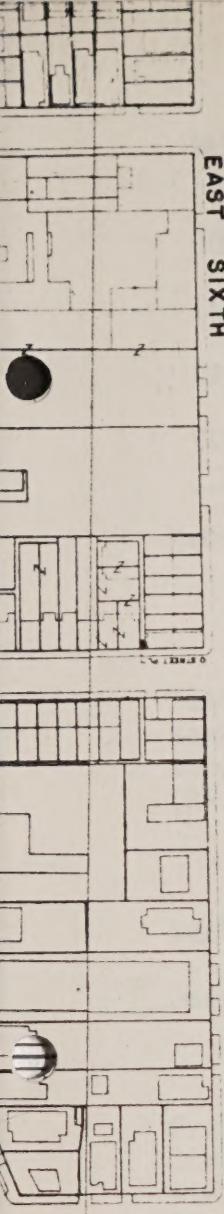


STREET

AAEA

ACQUARIUM
SKATING
RINK

MARINE



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
DATE: November 14, 1974
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 11/26/74

Petition No. Z-3227
George Robbins
80 Gardner Street
Allston

Petitioner seeks two forbidden use for a change of occupancy from seven apartments and office to seven apartments, office, plumbing shop, warehouse and storage of plumbing supplies in a residential (R-.8) district. Proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposal</u>
Section 8-7. *A plumbing shop is forbidden in an R-.8 district.		
Section 8-7. Warehouse and storage of plumbing supplies is forbidden in an R-.8 district.		

Property, located on Gardner Street near the intersection of Chester Street, contains a 2½ story frame structure and a one story masonry structure. Occupancy has apparently existed for several years. Allston Civic Association has indicated support. Staff recommends that the permit be granted to and extend to the petitioner only; that the permit expire upon sale, lease or other disposition of the whole or any part of the property; that the premises be kept free of junk and debris; that all materials kept in yard be properly stored. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3227, brought by George Robbins, 80 Gardner Street, Allston, for two forbidden uses for a change of occupancy from seven apartments and office to seven apartments, office, plumbing shop, warehouse and storage of plumbing supplies in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos; that the permit be granted to and extend to the petitioner only; that the permit expire upon sale, lease, or other disposition of the whole or any part of the property; that the premises be kept free of junk and debris; that all materials kept in yard be properly stored. Occupancy has apparently existed for several years. Allston Civic Association has indicated support.

